

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Addendum

Owner: Francedia Miller
Owner Phone: Home: (704) 391-2009

Program(s): Lead Safe
 Tested- NO LEAD
 Safe Home FY 2017
 Safe Home FY 2018
 LeadSafe 2016

Year Built: 1962

Property Value: 68800

Tax Parcel: 0611308

Census Tract:

Property Zone: Council District 3

Description

<u>Floor</u>	<u>Room</u>	<u>Exterior</u>
1	101	101
2	201	201
3	301	301
4	401	401
5	501	501
6	601	601
7	701	701
8	801	801
9	901	901
10	1001	1001
11	1101	1101
12	1201	1201
13	1301	1301
14	1401	1401
15	1501	1501
16	1601	1601
17	1701	1701
18	1801	1801
19	1901	1901
20	2001	2001
21	2101	2101
22	2201	2201
23	2301	2301
24	2401	2401
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39	3901	3901
40	4001	4001
41	4101	4101
42	4201	4201
43	4301	4301
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46	4601	4601
47	4701	4701
48	4801	4801
49	4901	4901
50	5001	5001
51	5101	5101
52	5201	5201
53	5301	5301
54	5401	5401
55	5501	5501
56	5601	5601
57	5701	5701
58	5801	5801
59	5901	5901
60	6001	6001
61	6101	6101
62	6201	6201
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66	6601	6601
67	6701	6701
68	6801	6801
69	6901	6901
70	7001	7001
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92	9201	9201
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96	9601	9601
97	9701	9701
98	9801	9801
99	9901	9901
100	10001	10001

GENERAL REQUIREMENTS

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

$$\text{Bid Cost: } \frac{\text{Base} \times \text{Quantity}}{\text{Total Cost}}$$

GENERAL REQUIREMENTS

Provide temporary toilet facilities from job start until approval of permanent facilities.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Description

<u>Floor</u>	<u>Room</u>	<u>Exterior</u>
1	101	101
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96	9601	9601
97	9701	9701
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100	10001	10001

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Repair Category: 04.0 Exterior Carpentry & Wall Framing

Description

Floor Room Exterior

Vinyl Soffit , Aluminum Fascia & Siding Repair

EXTERIOR Exterior

Install vented vinyl soffit to roof edges, ensuring existing soffit is opened up to allow attic ventilation. Install solid vinyl soffit to all gable overhangs. Wrap all fascia and wood trim with PVC coated aluminum coil stock. (11.4)

Repair / replace any decayed siding. Most decay occurs near bottom of sheathing . Add a continuous horizontal 2" band approximately 36" from bottom of sheathing. Any decayed sheathing below, remove and replace, paint to match.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prep & Paint Exterior Surfaces - EXTERIOR

Prep and paint all exterior painted surfaces. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Repair Category: 06.0 Roof, Chimney, Gutters & Downspouts

Description

Floor Room Exterior

Tear Off & Reroof Shingles

EXTERIOR Exterior

Remove and dispose of existing roofing, inspect and repair roof deck (include 192 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories. (13.3)



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Repair Category: 08.0 Doors & Windows

Description

Floor

Room

Exterior

Vinyl Window

Use Slider System Windows

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW- E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$$

Sliding Glass Patio Door

Remove and dispose of existing door, frame and threshold. Install new Energy Star rated pre-hung exterior vinyl siding patio door with screen and locking hardware. Insulate cavity. New casing and shoe molding will match existing. This installation is to include repairing any damaged header, door framing, wall framing, sub-floor, floor joists, band joists, and sill.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$$

Repair Category: 10.0 Electrical

Description

Floor

Room

Exterior

GFCI Receptacle 20 AMP

KITCHEN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Change out other countertop outlet with GFCI Fish wire and repair all tear out as needed.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$$

GFCI Receptacle 20 AMP

BATHROOM - MAIN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$$

Work Specification

Repair Category: 11.0 Plumbing & Fixtures

Description

Floor

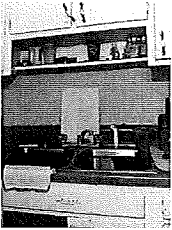
Room

Exterior

Double Bowl Sink Complete

KITCHEN

Install a 18 gauge 33" x 22" x 9" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

17" Height Commode Replace

BATHROOM - MAIN

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.

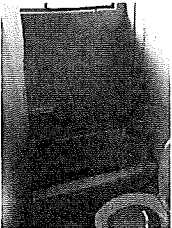


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Bathtub --- 5' Steel Complete

BATHROOM - MAIN

Install a 5' white, enameled, formed steel, tub complete with lever operated pop up drain and overflow, PVC waste, single lever tub/shower diverter with water saving shower head. Install white tile to 5' height at three sides of tub. Use bull-nose verticle & horizontal edging, include horizontal window sill.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Water heater 40 Gallon Gas

Remove existing water heater and all obsolete or deteriorated flue piping and gas line and dispose of properly. Remove and replace any decayed subfloor, joists & plates. Paint interior water tank closet walls.

Install an insulated 40 gallon, glass lined, high recovery gas water heater with a 10 year warranty and an Energy Factor of .61 or greater.

Installation includes PRV valve and extension, drain pan with drain to the exterior, expansion tank, and new gas line and flue piping through the roof as necessary to meet the requirements of the Construction Specifications and all relevant NC Codes.

Bid Cost: _____ X _____ = _____
 Base Quantity Total Cost

Repair Category: 12.0 Floor

Description

Floor Room Exterior

Resilient Flooring

LIVING ROOM Exterior

Foyer Only (42" x 50")

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: _____ X _____ = _____
 Base Quantity Total Cost

Floor System Repair

KITCHEN

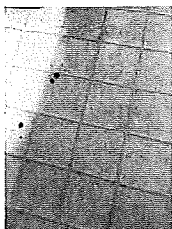
Remove all fixtures not built in. Dispose of floor assembly. Install 2"x 10" joists hung 16" on center, 3/4" subfloor. Include replacing all deteriorated wall studs, plates, girder band joists and insulating floor to code.

Bid Cost: _____ X _____ = _____
 Base Quantity Total Cost

Resilient Flooring

KITCHEN

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: _____ X _____ = _____
 Base Quantity Total Cost

Work Specification

Resilient Flooring

LAUNDRY / UTILITY

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Floor System Repair

BATHROOM - MAIN

Remove all fixtures not built in. Dispose of floor assembly. Install 2"x 10" joists hung 16" on center, 3/4" subfloor. Include replacing all deteriorated band joists and insulating floor to code. Decay will extend to Utility closet and Hall wall and floor. Plates, studs, drywall, joist and girder repair expected.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Resilient Flooring

BATHROOM - MAIN

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Repair Category: 13.0 Interior Wall & Trim

Description

Floor

Room

Exterior

Prep & Paint Room Semi Gloss

KITCHEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Prep & Paint Room Semi Gloss

LAUNDRY / UTILITY

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)

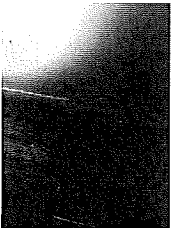


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Prep & Paint Room Semi Gloss

HALL

Remove or cover hardware and accessories not to be painted. Repair any large cracks & drywall holes. Shoe mold replacement if necessary. Repair loose ceiling finish and match repair. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Drywall Entire Room

BATHROOM - MAIN

Remove all gypsum, paneling, lathe and plaster or miscellaneous wall coverings to expose framing. Add insulation as required by code. Glue, nail and screw new drywall. Apply tape and 3 coats of joint compound to achieve a professional finish. Wet sand ready for paint. (Also 26.0 - Plaster)



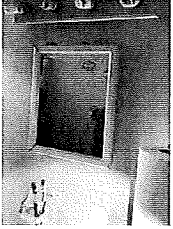
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

Prep & Paint Room Semi Gloss

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Repair Category: 14.0 Ceiling

Description

Floor

Room

Exterior

Ceiling Repair

KITCHEN

Repair ceiling finish. Replace any large areas's of drywall required- match ceiling texture, paint all. Patch drywall or plaster holes in ceiling greater than one inch. All others use an adhesive mesh and mud over mesh with the appropriate material. Wet sand and smooth.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Repair Category: 16.0 Cabinets, Accessories & Appliances

Description

Floor

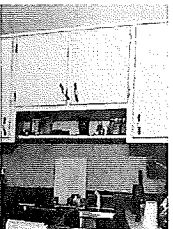
Room

Exterior

Cabinets Base

KITCHEN

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements. Repair any Upper cabinets which are in need of correction



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Counter Tops Replace

KITCHEN

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture. (32.10)



Bid Cost:

X

=

Base

Quantity

Total Cost

Vanity/ Counter Top/ Sink/ Replace Complete

BATHROOM - MAIN

Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates.



Bid Cost:

X

=

Base

Quantity

Total Cost

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____